

180.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

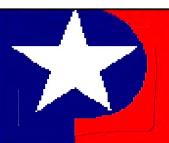
778,800 / 778,800

USE VALUE:

778,800 / 778,800

ASSESSED:

778,800 / 778,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAMILTON MICHAEL J/ETAL	
Owner 2: HAMILTON KATHLEEN R	
Owner 3:	

Street 1: 10 GOLDEN AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HAMILTON MICHAEL J/ETAL -

Owner 2: GAFFEY KATHLEEN R -

Street 1: 10 GOLDEN AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,250 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6250		Sq. Ft.	Site		0	70.	0.97	7									425,250						425,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6250.000	350,000	3,500	425,300	778,800		122441
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT								Parcel ID	180.0-0008-0003.0	!14174!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	350,000	3500	6,250.	425,300	778,800	778,800	Year End Roll	12/18/2019	
2019	101	FV	276,900	3500	6,250.	425,300	705,700	705,700	Year End Roll	1/3/2019	
2018	101	FV	276,900	3500	6,250.	358,400	638,800	638,800	Year End Roll	12/20/2017	
2017	101	FV	276,900	3500	6,250.	328,100	608,500	608,500	Year End Roll	1/3/2017	
2016	101	FV	276,900	3500	6,250.	279,500	559,900	559,900	Year End	1/4/2016	
2015	101	FV	255,800	3500	6,250.	243,000	502,300	502,300	Year End Roll	12/11/2014	
2014	101	FV	255,800	3500	6,250.	224,800	484,100	484,100	Year End Roll	12/16/2013	
2013	101	FV	255,800	3500	6,250.	213,800	473,100	473,100		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PRINT	Date	Time
HAMILTON MICHAEL	1298-25		3/20/2005	Family		1	No	No		12/11/20	04:02:47	
MUKJIAN SELMA	1152-88		2/29/1996		165,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/7/2010	2372	Redo Kit	28,595						5/17/2018	MEAS&NOTICE	BS	Barbara S											
4/26/2005	289	Addition	125,605			G6	GR FY06	second flr	11/6/2008	Info At Door	345	PATRIOT											
6/19/1999	383	Addition	7,500					ADD WDK-ENCLOSE PO	11/3/2005	Permit Visit	BR	B Rossignol											
									10/26/2000	Hearing N/C	163	PATRIOT											
									3/9/2000	Inspected	276	PATRIOT											
									12/23/1999	Mailer Sent													
									12/21/1999	Measured	263	PATRIOT											
									7/12/1993		RV												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Very Good														
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: Very Good														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall: 8	- Brick Veneer 15%			OthrFix:	Rating:														
Roof Struct: 1	- Gable																		
Roof Cover: 1	- Asphalt Shgl																		
Color: GREEN./RED BRICK																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH							
Grade: C - Average				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1											
Year Blt: 1946	Eff Yr Blt:			A Kits:	Rating:														
Alt LUC:	Alt %:			Fpl: 1	Rating: Good														
Jurisdct: G12	Fact: .			WSFlue:	Rating:														
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD				Location:				Exterior:								No Unit	RMS	BRS	FL
Prim Int Wall: 1	- Drywall			Total Units:				Interior:				1	7	4					
Sec Int Wall:				Floor:				Additions:	2005										
Partition: T	- Typical			% Own:				Kitchen:											
Prim Floors: 4	- Carpet			Name:				Baths:											
Sec Floors: 3	- Hardwood 15%			Total:	4.6 %			Plumbing:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				COMPARABLE SALES				Heating:											
Bsmnt Gar:				Basic \$ / SQ: 105.00				General:											
Electric: 3	- Typical			Size Adj.: 1.25206423															
Insulation: 2	- Typical			Const Adj.: 0.99594671															
Int vs Ext: S				Adj \$ / SQ: 130.934															
Heat Fuel: 2	- Gas			Other Features: 98862															
Heat Type: 1	- Forced H/Air			Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100				NBHD Mod:															
Solar HW: NO				LUC Factor: 1.00															
% Com Wall				Adj Total: 366892															
% Sprinkled:				Depreciation: 16877															
				Depreciated Total: 350015															
MOBILE HOME				Make:				WtAv\$/SQ:	AvRate:			Ind.Val	IMAGE						
SPEC FEATURES/YARD ITEMS				Model:															
PARCEL ID 180.0-0008-0003.0												AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		111X20	A	AV	1946	26.36	T	40	101			3,500		3,500		
More: N	Total Yard Items:	3,500		Total Special Features:					Total:			3,500							